Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0378
Oakfield , Coolham Road, Coolham, West Sussex, RH13 8QE

DESCRIPTION:
Approval of details reserved by condition(s) 3 to approved application DC/23/1011.

RELEVANT PLANNING HISTORY:

DC/23/1011	Creation of new access and erection of a field gate.	Application Permitted on 13.09.2023

PLANNING ASSESSMENT

Planning Application DC/23/1011 was granted consent on 23.09.2023. This permission was for the following:

Creation of new access and erection of a field gate.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement Condition: *No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Tree survey and Arboricultural Impact Assessment detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.*

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted the following information to discharge Condition 3:

- Arboricultural Impact Assessment
- Arboricultural Survey

The submission meets the requirements of the above condition, HDC Tree Officer has confirmed that the submissions in respect of the tree survey and AIA are in accordance with the condition 3

requirements for assessment and protection of the two oaks on either side of the proposed access gate. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/25/0378
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Arboricultural impact assessment	PJC/7018/25-02	28.11.2025
Supporting Statement	Arboricultural survey	PJC/7018/25-01	28.11.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 20.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.01.2026